LEBANON PLANNING BOARD
MARCH 17, 2025 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE

1. Call to Order

A. To participate in this meeting, please join live via Microsoft Teams or call 929-229-5356 (access code: 500 175 691#). If you have trouble accessing this meeting, please email Tim Corwin.

2. Notice of Regional Impact

3. Public Hearing Items

A. **XYZ Dairy, LLC & Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 & 7), zoned CB, IND-L and R-3**: Applicant requests a two (2)-year extension of the River Park Site Plan approval (PB2010-25-SPR), as most recently amended on September 9, 2019 (PB2018-34-SPA) and extended on October 12, 2021 (PB2021-29-EXT). **PB2025-05-EXT - Continued from February 24, 2025**

B. **Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1:** Request for a Conditional Use Permit pursuant to Section 311A.2 of the Lebanon Zoning Ordinance and for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to expand the outdoor vehicular storage area for an existing vehicular sales use together with associated site improvements including landscaping and lighting. **PB2024-48-SPRCUP -Continued from February 10, 2025**

C. **Clayton Morlock & Sally Shoop, 30 Storrs Hill Road (Tax Map 136, Lot 22), Richard & Paula Tobin, 28 Storrs Hill Road (Tax Map 136, Lot 23) and 0 Storrs Hill Road (Tax Map 136, Lot 24), and David & Deborah Roberts, 14 Storrs Hill Road (Tax Map 136, Lot 25), zoned RL-2 & RL-3:** Request for approval of a Boundary Line Adjustment between Lot 136-22, Lot 136-23, and Lot 136-24, and a Voluntary Lot Merger of Lot 136-24 and Lot 136-25. **PB2025-08-BLAVLM**

D. **Tycoga NH West, LLC (applicant), Ledyard National Bank (property owner), 42 Old Etna Road (Tax Map 50, Lot 30, Plot 100), zoned GC:** Request for Site Plan Review to construct a +/-880 sq. ft. drive-through refreshment stand/coffee shop within the existing parking lot, together with associated site improvements. **PB2025-09-SPR**

E. **Grafton County Economic Development Council, Inc. & North Country Council, Inc., 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L:** Applicant requests an extension of time per Section 8.4.A.3 of the Site Plan Review Regulations to achieve active and substantial development and per Section 4.10.B to obtain a building permit pursuant to a site plan approved on March 20, 2023 (PB2022-48-SPR) to construct an expansion of the existing parking lot. **PB2025-10-EXT**

4. Study Items

A. **Strategic Plan** - Annual Goals and Workplan

B. Consideration and possible action on Zoning change recommendations to City Council.

5. Other Business

6. Approval of Minutes

A. February 10, 2025

7. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.